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**PUNJAB SETTLEMENT OPERATIONS**  
**REPORT FOR 1905-06.**



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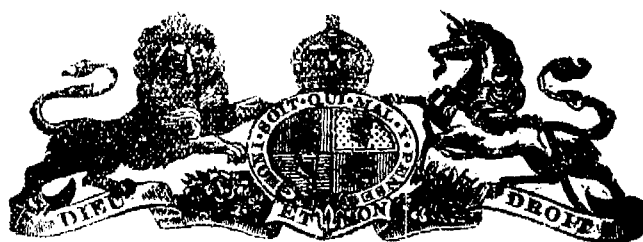
REPORT  
ON  
SETTLEMENT OPERATIONS  
IN THE  
PUNJAB

FOR THE YEAR 1905-06.

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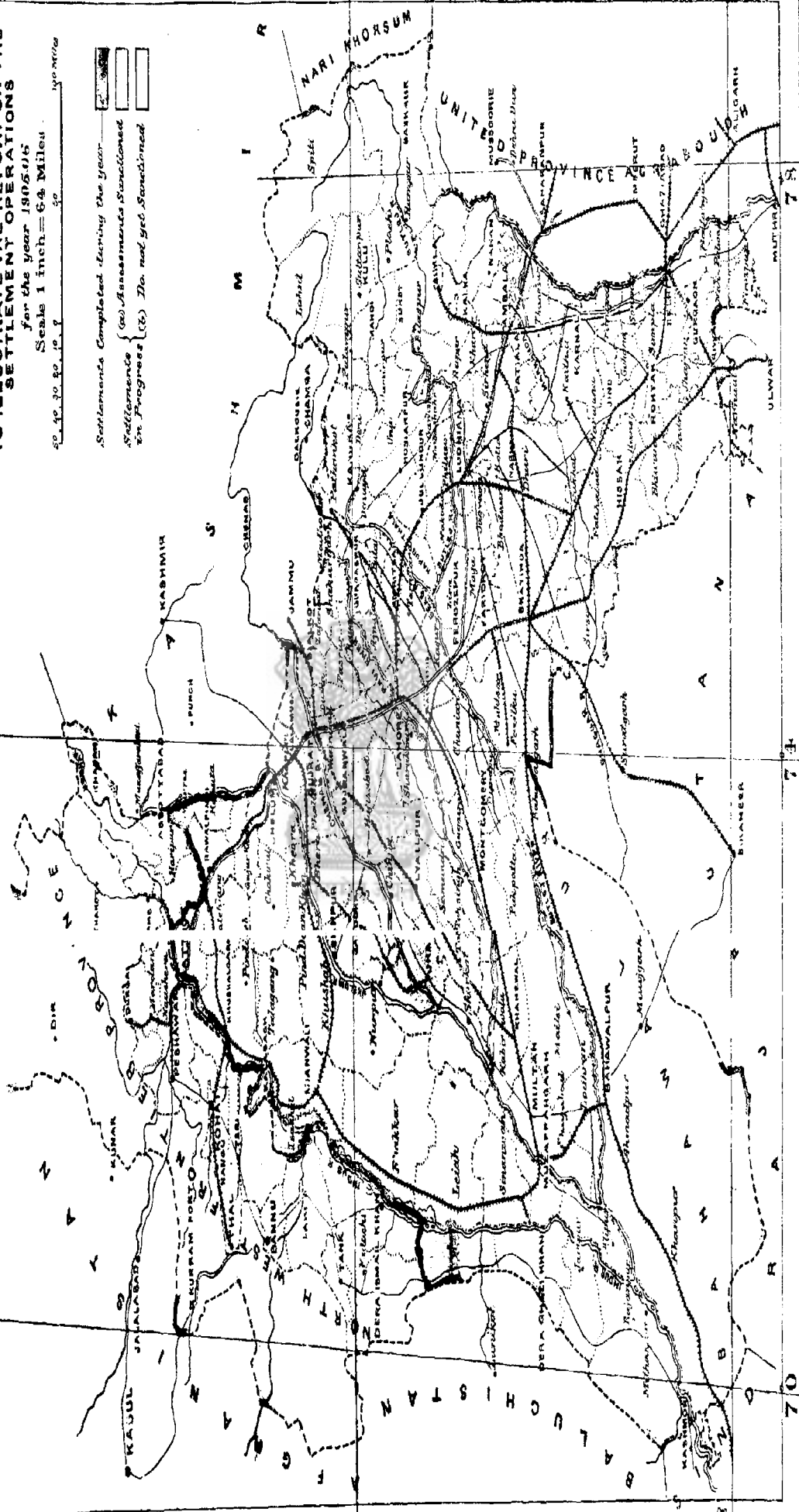
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1906.

# MAP OF THE PUNJAB TO ILLUSTRATE THE REPORT ON THE SETTLEMENT OPERATIONS for the year 1905/06

Scales 1 inch = 64 Miles  
50 40 30 20 10 0

Settlements Completed during the year  
Settlements (a) Announcements Sanctioned  
in Progress (b) Do not yet Sanctioned



No. 950.

FINANCIAL COMMISSIONER'S OFFICE :  
LAHORE, dated 20th December 1906.

FROM

L. H. LESLIE JONES, ESQUIRE,  
*Senior Secretary to Financial Commissioner, Punjab,*

TO

A. B. KETTLEWELL, ESQUIRE,  
*Chief Secretary to Government, Punjab.*

SIR,

I am directed to forward a letter from the Settlement Commissioner No. 5186, dated 22nd November 1906, (with a map in illustration) being the Annual Report on Settlement work in the Punjab and North-West Frontier Province for the year ending September 30th, 1906. As usual the Financial Commissioner's remarks will be confined to the Punjab Districts.

2. Of the seven large settlements in progress that of Jhang only has been completed. The anticipation that the Hafizabad-Khangah Dogran settlement would be finished in  $3\frac{1}{2}$  years has not been realized. The first estimate was no doubt sanguine, but Mr. Lall has also had to undertake a good deal of work which was not included in his original programme. The sanction of the Government of India has very recently been accorded to the extension of Mr. Lall's appointment up to the end of October 1906, but the Financial Commissioner understands that Mr. Lall now estimates that his settlement work will not be completely finished until December 1906. Mr. Donie himself, in order to be on the safe side, puts March 1907 as the date of the close of the settlement. The Financial Commissioner understands that the explanation of these discrepancies is to be found in the fact that the Settlement Officer, who has been deputed for special duty in connection with the rectangular survey of the area to be commanded by the Upper Chenab Canal, is, concurrently with that duty, also doing some work connected with the winding up of his settlement. The matter is now under inquiry.

3. The proposal, referred to in paragraph 4 of the Financial Commissioner's last review, that assessment in Canal Chaks in both Jhang and Hafizabad should be done through the agency of the Irrigation Department has been sanctioned by Government, and the orders then passed were subsequently extended by the Financial Commissioner to the proprietary estates in the Sharakpur Tahsil of the Lahore District, where similar conditions prevail.

4. The Rawalpindi settlement is now drawing to a close. Orders have been passed on all the assessment reports, the total assessment sanctioned being Rs. 2,94,052, against Rs. 2,61,500 proposed by the Settlement Officer, Mr. Kitchin. The Financial Commissioner is quite satisfied that the work of this large settlement which is now timed to last till September 1907, or a full period of five years, has been conducted with all reasonable despatch, and he agrees with Mr. Donie in thinking that a duration of four years only was impossible. He has also much pleasure in recording his appreciation of Mr. Kitchin's work which has throughout been characterised by good sense, zeal and thoroughness.

5. As regards the Gurgaon settlement I am to invite attention to the remarks made in paragraph 9 of the Financial Commissioner's review for 1904-05. From Mr. Donie's present remarks it is evident that there has been some further avoidable delay in attestation in two tahsils in spite of the fact that extra patwaris have not been used and special assistance has been given in the shape of two extra Settlement Tahsildars. The Financial Commissioner will ask for a separate report regarding the two Tahsildars to whom the Settlement Commissioner refers. His report on the extraordinary delay of Mr. Gibson's assess-

ment report in the press will also be awaited. It is, however, satisfactory to see that Mr. Douie still expects the settlement to be completed in five years.

6. The state of work in Mianwali, Rohtak and Karnal hardly requires special comment with this exception that in Mianwali measurement seems to have outrun attestation. But the Financial Commissioner has no doubt that Mr. Douie will take steps, if necessary, to ensure that this apparent defect is not allowed to involve ultimate delay. Government has applied for sanction to the continuance of the Settlement Officer's appointment up to September 1907.

7. The Gurdaspur Forecast Report has been submitted to Government, but orders on it have not yet been received. Mr. Douie's revised programme of settlement operations which is at present under consideration, is beyond the scope of this review. His repeated assurance that the difficulty of providing sufficient establishment for new settlements will not recur is satisfactory.

8. The Financial Commissioner is consulting the Chief Engineer, Irrigation Works, on the Settlement Commissioner's proposals for the assimilation of the occupiers' rates levied in old and new estates on the Lower Chenab Canal and for their differentiation in good and poor estates. This case he hopes to submit to Government with his own recommendations at an early date, as the Colonization Officer is already engaged in the re-assessment of that portion of the Jhang Branch of the canal where a revised assessment can be introduced from Kharif 1907.

9. The case regarding the enhancement of occupiers' rates on the Bari Doab Canal (referred to in paragraph 13 of last year's review) has been disposed of during the year, and revised rates have been notified which are expected to yield an increase of Rs. 5,62,292 per annum. The Financial Commissioner's recommendations regarding the proposed enhancement of the Western Jumna Canal rates are at present with Government. The Agra Canal rates in Delhi and Gurgaon have been altered to meet the revised rates recently sanctioned by the Government of the United Provinces, and the Financial Commissioner is now submitting proposals for a further slight revision with the object of making them applicable to the recognised local unit of area.

10. Reference has already been made to the survey on the Upper Chenab Canal, where rectangles are being adopted in place of squares because the former are divisible into "*kilas*" of even acres. Mr. Douie has mentioned the main objects of this survey, but Mr. Lall will also report on the suitability of the commanded tract for canal irrigation and the extent to which *kilabandi* is possible. The Financial Commissioner has much pleasure in acknowledging Captain Tandy's assistance in connection with this scheme.

11. The Settlement Commissioner's appreciation of the work done by Settlement and Extra Assistant Settlement Officers has Mr. Gordon Walker's hearty concurrence. In Lala Ganga Ram, who was employed at Jhang until the close of the settlement, Government have lost a very useful officer.

12. Mr. Douie has controlled his department with his usual care and ability, and apart from his excellent reviews Mr. Gordon Walker is indebted to him for much valuable advice.

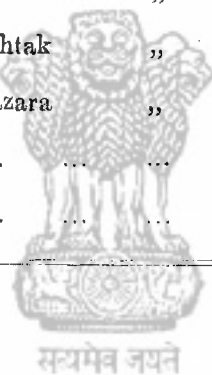
I have, &c.,

L. H. LESLIE JONES,

*Senior Secretary to Financial Commissioner, Punjab.*

(Maximum limit of pages = 5).  
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सत्यमेव जयते



No. 5186.

SETTLEMENT COMMISSIONER'S OFFICE,

*Dated LAHORE, 22nd November 1906.*

FROM

THE HON'BLE MR. J. M. DOUIE, C.S.I.,

*Settlement Commissioner, Punjab,*

TO

L. H. LESLIE JONES, ESQUIRE,

*Senior Secretary to the Financial Commissioner, Punjab.*

SIR,

I have the honour to submit my report on settlement work during the year ending in September 1906. Without counting the completion of re-assessment work in a small part of the Sangharh Tahsil of Dera Ghazi Khan seven districts in the Punjab have been under settlement. I have also had charge of the settlement of Hazara in the North-West Frontier Province. The history of the year has been devoid of any unusual features, and a brief record of the progress made in each settlement will suffice.

2. Mr. Abbott finished his work in Jhang. The orders of Government on his Kachhi assessment report were issued in December 1905 and those on the Jhelum Nahri report in the following April. So ended an arduous task in which Mr. Abbott had not spared himself. Possessed of a thorough knowledge of the people of Jhang born of long acquaintance and a great natural power of sympathy he was not only their Settlement Officer but also their advocate. The Extra Assistant Settlement Officer, Lala Ganga Ram, retired at the end of the settlement. In him Government has lost a very honest and hard-working officer.

3. When the Hafizabad settlement was started it was supposed that the work could be finished in three years. Through no fault of the Settlement Officer this has proved impossible. The work will last for quite  $4\frac{1}{2}$  years, and to be on the safe side I have put the date of its close as March 1907. Each year plague has hampered the operations, but apart from this the estimate was too sanguine, considering that the difficult work of *kilabandi* has been carried out in the large canal tract. Mr. Lall has also had to undertake work in Sharakpur and Wazirabad lying outside the original programme, and he is now, in addition to winding up his settlement, making a rectangular survey of the tract commanded by the Upper Chenab Canal. The cost of the settlement is put at Rs. 2,54,000, which is a good deal in excess of the first estimate. Even so, few settlements can have been so profitable to Government, notwithstanding the relief given to the depressed tract bordering on the Chenab. The new assessments are almost wholly fluctuating. According to the figures given in the assessment reports the average demand should slightly exceed six lakhs, which would mean a financial gain of  $2\frac{1}{2}$  lakhs yearly. I do not think this will actually be realized, for the policy of the Irrigation Department aims rather at restricting than increasing irrigation in Gujranwala. In the past year the demand did not reach five lakhs, but a large part of the deficiency was due to the almost total failure of the cotton crop on the Chenab Canal. Measurements were

practically over at the end of 1904-05, but the final attestation of the new records was in a very backward state. This was pushed on vigorously during the year and was nearly finished at its close. The new records of rights are being prepared and they should all be filed by March next. The copying of maps, etc., for the use of the Canal Department has been a heavy addition to the work of the patwaris. The assessment, which has been marked by care and ability, is finished, and the rates in the Chenab Circle and the non-canal estates of the Bar Circle were given out in time to permit of the new fluctuating demand there being introduced from the Kharif of 1905.

4. Mr. Kitchin has throughout conducted the important settlement of Rawalpindi with energy and efficiency. The re-assessment has been carried out promptly and the minor tasks allotted to a settlement officer, which are apt to be postponed and in the end done in a hurry, have been taken in hand at the proper time, and everything is in train for the smooth winding up of the operations. The establishment will soon be reduced, and Mr. Kitchin should himself be able to leave next April. But a small staff should be kept on through the summer months, and the Assistant Settlement Officer, Mr. Dunnett can then be put in charge. He will write the two gazetteers of Attock and Rawalpindi. The final attestation has been finished, and the patwaris are now engaged in drawing up the new records of rights. Three assessment reports were reviewed during the year, and orders were passed on that of tahsil Rawalpindi. Those on the Murree-Kahuta report were issued on the 1st of October and I understand that the Fatehjang-Pindigheb report has also been disposed of. The increase of revenue in the four tahsils of the Rawalpindi District will be Rs. 1,32,000 or at the rate of about 25 per cent. Mr. Kitchin has put the total enhancement including the two tahsils of the Attock District at Rs. 1,57,000, but it will probably be a good deal larger. When finished the settlement will have lasted about five years and cost Rs. 5,81,000. The original estimate was for a four years' settlement to cost Rs. 5,12,000. But experience seems to me to prove that the completion of such a Settlement as Rawalpindi in four years is impossible. An important enquiry into forest matters has been a heavy addition to the work.

5. Steady and satisfactory progress has been made in Mianwali. The staff is a good one, and it has had to work hard in a rough country. The number of estates is small, but the areas are in many cases enormous. Where possible new estates have been carved out, and the number is now shown as 180 as compared with 116 last year. Measurements have been finished, but final attestation still remains to be done in more than half the villages. The partition work is heavy and complicated, and I believe it is being done carefully and thoroughly by the Extra Assistant Settlement Officer, Khan Sultan Ahmad. There will be a single assessment report for the two tahsils. It has been written but will not reach me in print for some time. As a preparation for dealing with it I am now making a tour in the district.

6. The settlement of Gurgaon began three years ago and will last for two years longer. Its completion within five years has only become possible through the appointment of Mr. Boughey as Assistant Settlement Officer. He will assess one of the five tahsils under Mr. Gibson's supervision. Measurements are now nearly over, the maps of 1,080 out of 1,263 villages having been completed. It is satisfactory to note that in this settlement almost no use has been made of extra patwaris or *amins*. Though two extra Tahsildars have been at work throughout the year final attestation is still backward. The slow progress of this branch of work in the tahsils of Nuh and Gurgaon is not creditable to the settlement tahsildars. The change of settlement officers due to Mr. Hamilton's illness could not but delay the work of re-assessment. Mr. Gibson submitted his assessment report in the middle of August, but a printed copy has only to-day reached me. Enquiry will be made as to the cause of this inordinate delay. Though the settlement will last a year longer than was originally estimated the cost of 5 $\frac{3}{4}$  lakhs entered in the forecast is not likely to be exceeded. This is satisfactory in view of the fact that since this settlement was started Government has made itself responsible for the payment of chainmen, which is a heavy item of expenditure.

7. Rawalpindi excepted Karnal is the largest of the settlement charges.

Karnal. Mr. Stow has pushed on the survey and record work well, and in this branch of his duties has received much help from the Extra Assistant Settlement Officer, Munshi Hira Singh. Mr. Kennaway joined as Assistant Settlement Officer in the end of March, and has special charge of the Thanesar Tahsil, which he will assess. The area surveyed or included in estates whose maps have been corrected during the year amounted to 1,200 square miles, and the maps of above half the villages in the district have been completed. Two extra tahsildars were employed and the final attestation of 278 estates was effected as compared with 67 in the previous year. I hope to receive the first assessment report in December.

8. The settlement of Rohtak began in October 1905, and Mr. Joseph has

Rohtak. worked energetically and made a good start. In consequence of prevailing scarcity it was decided not to begin work in the greater part of the Jhajjar Tahsil till August last. The villages are larger than in any district under settlement except Mianwali. There will be a good deal more remeasurement than I at first anticipated. There have been great extensions of canal irrigation, and, where this is the case, it is much better to make new maps. But, even where this reason is absent, the fields are sometimes so small as to make cadastral maps on the scale of 16 inches to the mile used at last settlement very inconvenient. Care is being taken here and in Karnal to make survey numbers in canal villages of a size and shape that will be convenient to the Irrigation Department. The maps of 55 out of 514 villages have been finished during the year. Mr. Joseph has sent in his preliminary report on assessment circles and prices.

9. Of all the settlements undertaken in recent years that of Hazara has

Hazara. been the most complicated and difficult. This is true of every branch of the work. The survey was troublesome from the nature of the country and the imperfections of the existing maps. The records have to a considerable extent had to be made almost *de novo*. Often the old record had to be practically set aside, and the people agreed to treat present possession as the measure of ownership. The assessment itself and its distribution over holdings have been peculiarly difficult. Rents are most complex for the landlords take or claim to take all sorts of dues or *habab* in addition to the payment which represents the rent or *lagaan*. There is a very large body of cash-paying occupancy tenants, the revision of whose rents and their readjustment in terms of land revenue, cesses, and *malikana* have had to be provided for by special legislation. This has been a very lengthy task and one demanding much patience and discretion on the part of the settlement officer. Natural disposition and the temptations presented by a bad record of rights have made the people quarrelsome and litigious. The best of records will not cure original sin, but may make its fruits less abundant. The difficulties being so great it is not to be wondered at that the settlement has lasted far longer and cost far more than at first estimated. The increase of revenue has been very large amounting to over two lakhs and representing an enhancement of 67 per cent. on the former demand. The orders on the last of the assessment report, that of Abbottabad, were passed during the year, and the new demand was announced and distributed over holdings. A fresh distribution will have to be made in a few estates. The patwaris are now engaged in preparing the new records of rights. Everything including the writing of the settlement report and the gazetteer should be finished by the end of March 1907.

10. Forecast reports for Delhi, Hissar, and Gurdaspur have been sent in during the year, and the settlements of the two former districts were started in October 1906. Want of proper establishment for new settlements, which gave trouble a year or two ago, is no longer felt, and with four settlements shortly coming to an end is not likely to recur. The present programme of settlement operations seems to me to require revision, and I have submitted a new one for the consideration of the Financial Commissioner. A proposal for the assimilation of occupiers' rates in old and new estates on the Lower Chenab Canal and for a differentiation of these rates to a limited extent has been drawn up. A scheme for a rectangular survey of the tract commanded by the new Upper Chenab

Canal has been sanctioned. This survey will be of use for the drawing up of watercourse schemes, and will supply a permanent skeleton traverse for future field measurements. I am much indebted to Captain M. Tandy, Royal Engineer, for the help he gave in connection with this scheme, when he was in charge of No. 18 Survey Party.

11. Thanks to an excellent staff of Settlement Officers my own work has been free from much anxiety. The Extra Assistant Settlement Officers are without exception capable men.

I have, etc.,

J. M. DOUIE,

*Settlement Commissioner, Punjab.*



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# STATEMENTS.

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सत्यमेव जयते

# STATEMENT No. I.

Showing progress made in re-measurement and attestation during the year ending 30th September 1906.

| 1   | 2                        | 3                   | 4                         | 5                                   | 6                      | 7                     | 8                     | 9                       | 10                    | 11  |
|---|--------------------------|---------------------|---------------------------|-------------------------------------|------------------------|-----------------------|-----------------------|-------------------------|-----------------------|---|
|   | DISTRICTS OF THE PUNJAB. |                     |                           |                                     |                        |                       |                       |                         |                       | DISTRICT OF NORTH-WEST FRONTIER PROVINCE. |
|   | Jhang, October 1901.     | Hazabād, June 1902. | Rawalpindi, October 1902. | Mianwali and Isakhel, October 1903. | Gurgaon, October 1903. | Karnal, October 1904. | Rohtak, October 1905. | Total Punjab Districts. | Hazara, October 1900. | GRAND TOTAL.                              |
| Total number of villages under settlement                               | 799                      | 528                 | 1,509                     | 180                                 | 1,263                  | 1,436                 | 511                   | 6,225                   | 900                   | 7,129                                     |
| Total area under settlement, acres                                      | 1,552,889                | 887,716*            | 2,823,016                 | 1,382,990                           | 1,245,153              | 2,012,061             | 1,154,104             | 11,059,480              | 1,561,381             | 12,620,870                                |
| AREA RE-MEASURED IN ACRES.  | 1,545,928                | 884,981             | 2,564,701                 | 488,704                             | 852,197                | 300,250               | ...                   | 6,721,821               | 1,561,381             | 8,283,202                                 |
|   | 6,961                    | 2,735               | 258,915                   | 899,226                             | 387,918                | 708,509               | 128,008               | 2,452,332               | ...                   | 2,452,332                                 |
| Total to date   | 1,552,889                | 887,716             | 2,823,016                 | 1,382,990                           | 1,240,115              | 1,158,759             | 128,008               | 9,174,153               | 1,561,381             | 10,735,534                                |
| VILLAGES OF WHICH THE MAPS HAVE BEEN COMPLETED.                         | 792                      | 418                 | 1,509                     | 29                                  | 937                    | 367                   | ...                   | 4,052                   | 900                   | 4,952                                     |
|   | 7                        | 110                 | ...                       | 151                                 | 243                    | 405                   | 55                    | 971                     | ...                   | 971                                       |
| Total to date   | 799                      | 528                 | 1,509                     | 180                                 | 1,180                  | 772                   | 55                    | 5,023                   | 900                   | 5,923                                     |
| VILLAGES OF WHICH THE RECORDS HAVE BEEN COMPLETED AND FINALLY ATTESTED. | 787                      | 253                 | 1,038                     | 4                                   | 327                    | 67                    | ...                   | 2,476                   | 687                   | 3,163                                     |
|   | 12                       | 254                 | 471                       | 69                                  | 386                    | 278                   | 16                    | 1,486                   | 206                   | 1,692                                     |
| Total to date   | 799                      | 507                 | 1,509                     | 73                                  | 713                    | 345                   | 16                    | 3,962                   | 893                   | 4,855                                     |

\* This is the area by the new survey.

Shoring progress made in re-encasement during the year ending 30th September 1935.

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\* Figures of previous settlement.  
† Includes figures for Murree and Kahuta taluils on which orders were passed in P. G. No. 2203 S, dated 1st October 1906.

# STATEMENT No. III.

Duration and cost of Settlement Operations.

| 1  | 2   | 3                     | 4                         | 5   | 6                      | 7                     | 8                    | 9                       | 10                    | 11           |
|--|---|-----------------------|---------------------------|---|------------------------|-----------------------|----------------------|-------------------------|-----------------------|--------------|
|  | DISTRICTS OF THE PUNJAB.                  |                       |                           |   |                        |                       |                      |                         |                       |              |
|  | DISTRICT OF NORTH-WEST FRONTIER PROVINCE. |                       |                           |   |                        |                       |                      |                         |                       |              |
|  | Thang, October 1901.                      | Hallazbad, June 1902. | Rawalpindi, October 1902. | Mianwali and Isakhel tahsils, October 1903. | Gurzkot, October 1903. | Karnal, October 1904. | Polat, October 1905. | Total Punjab Districts. | Hazaro, October 1906. | GRAND TOTAL. |
| Date on which Settlement operations commenced  | Octr. 1901                                | June 1902             | Octr. 1902                | Octr. 1903                                  | Octr. 1903             | Octr. 1904            | Octr. 1905           | ..                      | Octr. 1906            | ..           |
| PROBABLE OR ACTUAL DATE OF COMPLETION OF   | June 1903                                 | Sept. 1903            | June 1905                 | June 1906                                   | April 1907             | Decr. 1907            | Novr. 1908           | ..                      | Decr. 1904            | ..           |
| Measurements   | Sept. 1906                                | Augt. 1906            | May 1907                  | March 1907                                  | April 1908             | Decr. 1908            | Augt. 1909           | ..                      | Jan'y. 1907           | ..           |
| Revision of records  | June 1903                                 | March 1906            | Decr. 1906                | Sept. 1907                                  | Do.                    | Do.                   | Do.                  | ..                      | Feb'y. 1906           | ..           |
| Re-assessment  | Do.                                       | March 1907            | Sept. 1907                | Do.   | Sept. 1908             | Octr. 1909            | March 1910           | ..                      | March 1907            | ..           |
| Settlement operations  | 31,082                                    | 42,523                | ..                        | 85,072                                      | 1,12,157               | 1,82,089              | 95,967               | 5,48,890                | ..                    | 5,48,890     |
| Cost of FIELD SURVEY OPERATIONS DURING THE YEAR, DEDUCTING EXPENDITURE ON ORDINARY DISTRICT STAFF. | 13  | ..                    | ..                        | 61  | 185                    | 152                   | 480                  | 143                     | ..                    | 143          |
| During the year  | 31,062                                    | 59,852                | 1,34,053                  | 85,072                                      | 1,42,354               | 1,82,089              | 95,967               | 7,30,469                | 94,037                | 8,24,506     |
| Total to date  | 3,34,368                                  | 2,39,626              | 5,07,277                  | 1,90,156                                    | 3,74,789               | 3,11,504              | 95,967               | 20,59,667               | 6,99,051              | 27,58,718    |
| Now estimated for the whole operations of settlement.  | 3,34,368                                  | 2,54,000              | 5,81,000                  | 2,50,000                                    | 5,75,756               | 7,46,040              | 8,07,570             | 35,48,764               | 7,46,951              | 42,95,715    |
| As estimated in the Forecast report.   | 3,21,544                                  | 1,84,966              | 5,12,012                  | 1,98,248                                    | 5,75,756               | 7,90,224              | 6,85,787             | 32,63,537               | 2,96,676              | 35,60,213    |